| 008.0 | 0004 | 0007.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,298,100 / 1,298,100 |
| | | | | | USE VALUE: | 1,298,100 / 1,298,100 |
| | | | | | ASSESSED: | 1,298,100 / 1,298,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 69 | | RANDOLPH ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SMITH EDWARD T & LINA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 69 RANDOLPH ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | PUTNEY SCOTT KENNETH ANN - |
| Owner 2: | SAWYER SUSAN - |
| Street 1: | 8850 ALDERLY COURT |
| Twn/City: | INDIANAPOLIS |
| St/Prov: | IN Cntry: |
| Postal: | 46260 |

## NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1925, having primarily Vinyl Exterior and 4354 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 16 Rooms, and 7 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 105 | 5000.000 | 838,100 | 4,000 | 456,000 | 1,298,100 |
| Total Card | 0.115 | 838,100 | 4,000 | 456,000 | 1,298,100 |
| Total Parcel | 0.115 | 838,100 | 4,000 | 456,000 | 1,298,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 298.13 /Parcel: 298.13

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 7520

**GIS Ref**

**GIS Ref**

**Insp Date** 05/20/09

!808!

## PREVIOUS ASSESSMENT

Parcel ID 008.0-0004-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 105 | FV | 838,100 | 4000 | 5,000. | 456,000 | 1,298,100 | | Year end | 12/23/2021 |
| 2021 | 105 | FV | 799,900 | 4000 | 5,000. | 456,000 | 1,259,900 | | Year End Roll | 12/10/2020 |
| 2020 | 105 | FV | 557,200 | 4000 | 5,000. | 456,000 | 1,017,200 | 1,017,200 | Year End Roll | 12/18/2019 |
| 2019 | 105 | FV | 447,000 | 4000 | 5,000. | 484,500 | 935,500 | 935,500 | Year End Roll | 1/3/2019 |
| 2018 | 105 | FV | 447,000 | 4000 | 5,000. | 353,400 | 804,400 | 804,400 | Year End Roll | 12/20/2017 |
| 2017 | 105 | FV | 419,700 | 4000 | 5,000. | 307,800 | 731,500 | 731,500 | Year End Roll | 1/3/2017 |
| 2016 | 105 | FV | 419,700 | 4000 | 5,000. | 262,200 | 685,900 | 685,900 | Year End | 1/4/2016 |
| 2015 | 105 | FV | 351,500 | 4000 | 5,000. | 256,500 | 612,000 | 612,000 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/29/21 | 19:03:12 |

**LAST REV**

| Date | Time |
|---|---|
| 10/07/20 | 09:38:27 |
| danam | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 808

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| PUTNEY SCOTT KE | 71304-542 | | 7/12/2018 | Change>Sale | 1,180,000 | No | No | | |
| PUTNEY SCOTT | 29808-314 | | 2/17/1999 | Family | 1 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 7520 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/11/2019 | 478 | Renovate | 48,500 | C | | | | |
| 4/9/2019 | 477 | Add Att | 128,000 | O | | | | |
| 10/10/2018 | 1478 | Heat App | 20,000 | C | | | | |
| 5/27/2015 | 571 | Re-Roof | 15,080 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/4/2015 | Permit Insp | PC | PHIL C |
| 5/20/2009 | Measured | 189 | PATRIOT |
| 2/24/2009 | Meas/Inspect | 189 | PATRIOT |
| 3/28/2000 | Inspected | 263 | PATRIOT |
| 9/23/1999 | Mailer Sent | | |
| 9/23/1999 | Measured | 264 | PATRIOT |
| 1/1/1990 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 105 | Three Fam. | | 5000 | | Sq. Ft. | Site | | 0 | 80. | 1.14 | 1 | | | | | | | | | 456,000 | | | | | | 456,000 | |

| Total AC/HA: | 0.11478 | Total SF/SM: | 5000 | Parcel LUC: | 105 | Three Fam. | Prime NB Desc | ARLINGTON | Total: | 456,000 | Spl Credit | | Total: | 456,000 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 12 - Multi-Conver | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 3 | Total: | 3 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1925 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G21 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 3 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 0.89068764 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 149.888 |
| Other Features: | 194026 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 939567 |
| Depreciation: | 101473 |
| Depreciated Total: | 838093 |

## COMMENTS

OF=SINK IN BMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 16 | BRs: | 7 | Baths: | 3 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 2 | |
| 1 | 6 | 3 | |
| 1 | 4 | 2 | |
| Totals | | | |
| 3 | 16 | 7 | |

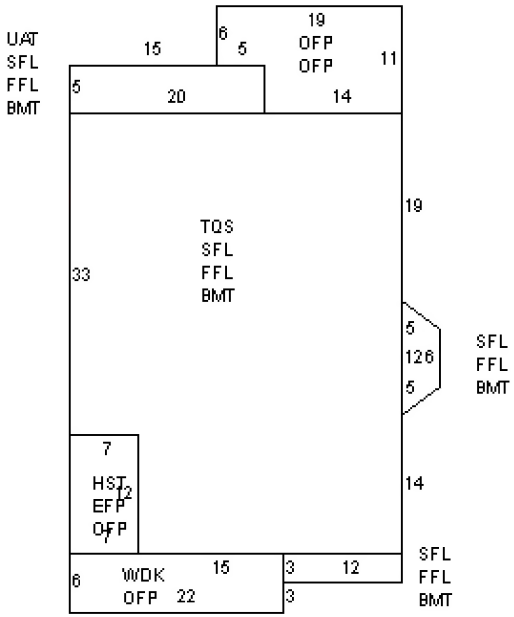
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 149.89 |
| Special Features: | 0 | Val/Su Net: | 123.14 |
| Final Total: | 838100 | Val/Su SzAd | 192.11 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,618 | 44.970 | 72,756 |
| FFL | First Floor | 1,618 | 149.890 | 242,518 |
| SFL | Second Floor | 1,618 | 149.890 | 242,518 |
| TQS | 3/4 Story | 1,085 | 149.890 | 162,553 |
| OFP | Open Porch | 584 | 19.130 | 11,172 |
| WDK | Deck | 132 | 13.440 | 1,774 |
| EFP | Enclos Porch | 84 | 59.030 | 4,959 |
| HST | Half Story | 42 | 137.900 | 5,792 |
| | Net Sketched Area: | 6,806 | Total: | 745,541 |

| Size Ad | 4362.5 | Gross Area | 7284 | FinArea | 4354 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| HST | 100 | UNF | 20 | | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 008.0-0004-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X18 | A | FR | 1925 | 21.94 | T | 50 | 105 | | | 4,000 | | | 4,000 |

| More: | N | Total Yard Items: | 4,000 | Total Special Featues: | | Total: | 4,000 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc